

284 Auburn Glen Manor SE Calgary, Alberta

MLS # A2218710



\$725,000

Division:	Auburn Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,072 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Pantry, Recessed Lighting, Soaking Tub, Walk-In Closet(s)		

Inclusions: Hot Tub

OPEN HOUSE May 25th from 12pm-2pm. Welcome to this beautifully appointed two-story home featuring three spacious bedrooms, in the popular lake community of Auburn Bay! As you enter, you'll be greeted by a stunning foyer that opens to the second level, creating an inviting atmosphere. The main level boasts a cozy living room with a corner fireplace, a well-designed kitchen complete with a corner pantry, an island with double sinks, and a nook that leads to a private walkout deck. Additionally, you'll find a versatile office/den, a convenient laundry/mudroom, and a half bathroom. The upper level offers a serene master bedroom with a luxurious five-piece ensuite, which includes a skylight, a soaker tub, a separate shower, dual sinks, and a spacious walk-in closet. Two generously sized additional bedrooms provide ample space for family or guests. A remarkable 19'x14' bonus room features a south-facing 4'x10' balcony, perfect for enjoying the view, along with a four-piece main bathroom. The basement awaits your creative touch, offers a great potential floor plan for an additional bedroom, full bathroom, rec room and plenty of space for storage. Enjoy the sunny days of summer in the fully fenced and landscaped backyard or at the lake! Located close to schools, parks, playgrounds, transit, shops and restaurants. Book your viewing today!